



# Moab Premier Properties

1075 So Hwy 191, Ste B, Moab UT 84532 (in JR's Desert Inn Building)

(435) 259-7337 • Fax :(435) 259-4867

www.moabrealestate.net

moaboffice@gmail.com

## WORLD FAMOUS WOODY'S TAVERN

As one of Moab's oldest businesses

Woody's is truly a Moab Landmark.

Located at the center of Moab's downtown business district Serving locals and tourists alike. Woody's features live music, premium beverages, outdoor seating and dining, WIFI and Premium TV for watching all sporting events, with room for up to 250 patrons. A state of the art beverage delivery system, POS by FUTURE, supporting UDABC Bar Establishment License.

MLS #1496368. \$3,990,000

Call Bryon 435-260-1699 or Roger 435-901-2292.



### PRICE REDUCTION

## CREEKSIDE AT MOAB

**FOUR SEPARATE VACATION RENTAL UNITS IN ONE LOCATION** on the beautiful banks of Pack Creek in the middle of town.

This luxurious property sits on .69 acres and surrounded by abundant trees and verdant landscaping. Great rental history. Check out the website at [creeksideatmoab.com](http://creeksideatmoab.com) for reservations.

MLS #1452722. Price: \$1,700,000

Call Tom @ 435-260-1018 or Janie @ 435-260-1572



### DOWNTOWN COMMERCIAL DEVELOPMENT PROPERTY,

.62 ACRES, Zoned C-3.  
\$1,700,000. #1480812

Call Bryon  
435-260-1699  
or Roger  
435-901-2292



### SOLD



**482 Kachina Way  
CUSTOM HOME  
CONTRACTOR/BUILDER/  
OWNER**

All Brick, energy efficient, 6 bd, 5 ba home, with numerous custom features.  
\$475,000. Call Bryon, 260-1699.



**PRICE REDUCTION** on Lot 378 Homestead Road in the North end of Castle Valley with sandstone abutment on West boundary, and plenty of buildable space. Great views of Jello Mt., LaSal Mts., Parriott Mesa, Castle Rock, Adobe Mesa and Porcupine Rim. Adjacent property water well is 88 ft. deep. #1470503, Recent Appraisal value; Price: \$125,000. Call Janie @ 260-1572

**Mountain Paradise!** 5 acres on Brumley Ridge Ranch, accessed from the La Sal Mountain Loop. Minutes from Moab Valley. \$189,000. Call Kevin 435-260-9890



**Large Hillside Lot** at 703 S. Doc Allen Dr., which is Lot 27. Lovely views, large landscape rocks, crytobiotic soil, cactus and native vegetation. Contains 0.33 acres and is Easterly facing with dynamic views. #1505476: Price: \$100,000. Call Janie at 260-1572

**Large oversized 6.9 acre** lot in Castle Valley at the West end of Bailey Lane. At the top of the hill with your own slickrock plateau. Build your home in the rock. Incredible views of everything that Castle Valley has to offer. #1500272. Price: \$80,000.00. Call Janie 260-1572.

**Price reduced by 20K.** 80 Acres off Thompson Springs exit. Great site for commercial/industrial project. #1285337. \$99,000. Owner financing. Call Bryon 435-260-1699



**Downtown Moab C-3 Central Commercial Building Lot** at 141 E. 100 S. with South facing frontage of 91 ft. and depth of 115.5 ft.. Will accommodate building of 7 vacation rentals (2 one bedroom & 5 two bedrooms) for which I have schematics available upon request. Price: \$600,000. #1499132. Call Janie @ 260-1572 for info or showing

**Beautiful Kayenta Heights Lot with 2.1 Acres.** 2137 Wagon Trail Drive, with well on the property and incredible views of the valley and the La Sal Mountains. \$249,000. Call Bryon 260-1699



# Our name says it all!

**Moab Premier Properties** has a proven track record in high-end residential and large commercial development parcels.

## BRYON WALSTON

has lived in Moab for 55 years plus. After retiring from UPS after 29 years of delivering packages to Moab residents, he began marketing those homes for Moab's residents in 2007, acquired Moab Premier Properties from Tom in 2013 and became a Broker in 2015. Bryon prides himself in offering a "no pressure", "no hassle" Real Estate agency committed to Service.



435-260-1699  
mbwalston@hotmail.com

**M. BRYON WALSTON**  
Broker Owner

## TOM SHELLENBERGER

has been a licensed agent since 1987 and active in real estate and development in Moab since 1993. Tom retains his post as a Fire District commissioner for the past 25 years. He is an officer in the Grand County Sheriff's Search and Rescue team. He served for 6 years as a member of the Grand County Planning and Zoning commission. Tom knows Moab.



435-260-1018  
moabtom@yahoo.com

**TOM SHELLENBERGER**  
Associate Broker

## JANIE TUFT

loves the Real Estate business that she's been active in for the last 29 years. She has lived in Moab and Castle Valley since 1954 and has a unique and extensive knowledge of the "lay of the land" in greater Southeastern Utah. Janie loves giving back to our community.



Cell: 435-260-1572  
Home: 435-259-8360  
janietuft@gmail.com

**JANIE TUFT**  
Associate Broker GRI

## ROGER SCHMIDT

discovered Moab in 1979 and found his way here in 2006. He earned his first Real Estate License in 1977 while living in Park City. Roger's experience in guest relations in the ski industry for 20 years was a great match for satisfying the needs of buyers and sellers. Following his dream in Real Estate Sales and Marketing remains his most gratifying challenge for the past 10 years.



435-901-2292  
moabroger@gmail.com

**ROGER SCHMIDT**  
Realtor®

## NANCY FITZGERALD

enjoyed a career as an elementary school teacher, but in her words flunked retirement. She has a master's degree in Instructional Design Technology and remains a National Board Certified Teacher. She says that life in the Red Rocks is never dull with her husband and fellow real estate agent Kevin.



435-260-7327  
nancyfitzmoab@gmail.com

**NANCY FITZGERALD**  
Realtor®

## KEVIN FITZGERALD

arrived in Moab in 1992 and began pursuing Real Estate sales and marketing soon after. Let's see, that's 25 years in this exciting business. Kevin is a professional guide for the Moab Adventure Center and knows Moab's vast hiking and biking terrain like few others.



435-260-9890  
kevinfitzmoab@gmail.com

**KEVIN FITZGERALD**  
Realtor®

## BAYLEE FLYNN

the newest member of our team is a Moab native and a new mom. She also wears two hats with Premier Lodging in Moab. She has over 5 years of property management experience. She has and worked with countless locals to assist them in finding adequate housing at the right price.



435-355-0269  
Bayleeflynn.inquiries@gmail.com

**BAYLEE FLYNN**  
AGENT

## KACY BARLOW

is an RE agent with MPP as well as the owner of Premier Lodging in Moab. PLM manages over 100 nightly and long term rental properties. Her Bachelor's degree in Accounting adds to her skills as an agent and allows her to advise her clients more knowledgeably about investment and purchase decisions.



435-210-4858  
premierpropertiesmgmt@outlook.com

**KACY BARLOW**  
REALTOR®



## INCREDIBLE BUSINESS OPPORTUNITY.

Located at 2471 South Hwy 191, own a thriving Carpet and flooring business. 14,448 sq ft warehouse with multiple possibilities. Business and Real estate included.

Owner will stay on for consulting and labor. Business is not closing and will honor all warranties.

**MLS # 1503363, \$1.9 million.**

**For more information call Bryon Walston at 435-260-1699. You may also contact Jamie Pearce with Berkshire Hathaway Home Services at 801-558-7545**